

Home Forward- Peaceful Villa Community Advisory Committee (CAC) Meeting Notes

Meeting Overview

CAC Meeting #1

Date: 06/14/2022

Location: Creston Elementary School, Portland, OR

On 6/14/2022, the first session of the Community Advisory Committee was held at Creston Elementary School from 5:30-7:45pm. The session included participation by 16 community members and 10 staff and consultants.

CAC Members Attending

Residents and Family Household Representatives

- Blanca Forzan
- MayEllen DeloSantos
- Geri Miller
- Nina Gray
- Edith Gills

Neighbors and Neighborhood Association

- Claude Saka
- Joanna Linn
- Maggie Skenderian
- Henry LeSveur
- Heather Flint

Service Providers and Educators

- Black Parent Initiative: Tyshun Brewer, Tamara Mayes
- Community Vision: Jill Cabral-Schinn
- Kellogg Middle School: Nicole Ayers

Staff and Consultants Attending

- Facilitator: Nelda Reyes
- Home Forward: Leslie Crehan, Pamela Kambur, Regina Rozier, April Berg
- Design Team (Bora Architects) Isaac Adams, Amy Donhue, Brian Squillace, Nora Mattingly (Nora Mattingly Interiors)
- AB Cultural Drivers: Melissa Laurie

Guests Attending

- Rich Grubbs & Louis Charton (Neighbors)

Introduction (Nelda)

- Nelda facilitated a conversation about the CAC's purpose and communication agreements. Items emphasized is that this is a leadership position, here in service of community and to learn. The goal is to enrich understanding.
- CAC members requested more information about who is being centered in this work (residents and/or residents and community members) and also how information shared in the meeting is communicated outside of it.

Project Overview (Leslie)

- Leslie gave an overview of the Peaceful Village Redevelopment project. She shared the project history, goals, team, and schedule.
- In addition, she discussed the resident relocation and right of return process.

Hopes and Concerns (Nelda)

- Nelda guided a conversation about hopes and concerns.
- CAC members were encouraged to write their concerns and hopes for the site and the process on sticky notes and to voice them during this session of the meeting.
- Some of the items discussed during the session included concerns about the number of units, size/scope of the project, when the CAC was convened in the development, construction impact and parking.
- Some hopes included keeping trees and shade on Clinton, future development will be in harmony with the surrounding environment, that the CAC's input will be heard, that there will be space for community meetings and activities, that units will have laundry facilities, potential partnership with Proud Ground.
- A complete list of the hopes and concerns are included with these meeting notes at the end of this summary..

Concepts and Amenities (Bora) - Presentation slides to accompany transmission of these notes to CAC members

- Brian/Isaac introduced the guiding design concepts. They will be applying a design justice framework to their work. This is intended to challenge structural inequities by listening to and working with communities who have been marginalized from the design process which reinforces the universalist norms of white supremacy, patriarchy, ableism, ageism and heteronormativity.
- They described how they will be designing a place that can be welcoming to the wide spectrum of people who will live here, a place of inclusion that's centered on a healthy positive lifestyle for residents but also supportive of the broader neighborhood.
- They walked the CAC through the work completed so far. They shared the existing conditions, findings from previous meetings with residents and focus groups. These sessions informed the conceptual design to date.
- Some highlights included: need for a calm and peaceful atmosphere, transportation access improvements, connection to nature, and designing for safety.
- They discussed influential site conditions, addressing neighborhood scale, parking design and conceptual design scheme.
- Questions from the CAC were discussed through the presentation. Some major questions/items for discussion included:
 - Project schedule and timeline
 - CAC meeting process (scope of their input, not enough meetings? longer meetings? different format)

- Resident safety concerns (especially with more residents, aging residents, and during emergencies)
- Environmental impacts
- A super block, neighborhood scale and need to build off Mainstreet guidelines
- Concerns about parking, PBOT requirements/changes (and the need to better engage the most impacted neighbors on Woodward)
- Concerns about lack of current on-site management at Peaceful Villa

Meeting adjourned at 7:45pm

Next Steps & Meetings

Next meeting is July 26 tentatively, likely virtual.

Home Forward will be in touch with participants to confirm

Thank you from Nelda/BORA/Home Forward and participants shared some final appreciation thoughts



PEACEFUL VILLA REDEVELOPMENT

Community Advisory Committee (CAC meeting #1)

The following individual comments were collected from CAC members and guests during the first meeting of the CAC. Both oral comments and those are “sticky notes” have been collected here and organized in general topic areas for ease of reading.

HOPES

Overall design

- I hope these design dreams can come true
- That our ideas are heard and not archived
- Create balance
- Symmetry
- Have coherent and harmonious design feature
- Future developments are in harmony with surrounding built environment
- Repetition with variation
- Vertical human scale windows
- Design that relates to neighborhood context, articulated building massing
- Be a positive example for the neighborhood of how to create a model of good density that is proud of
- LEED Certified
- Solar
- Focus on education with the design about why things are being built in an eco-friendly equitable way
- Safe/Earthquake ready
- Housing safety justice
- Follow timeless building patterns
- Study classic density in Portland, we have excellent models to learn from
- Age in place with adjusted accommodations in one home
- Keep peaceful villa, peaceful

Accessibility

- Plenty of fully accessible units
- Include walk-in or roll-in showers for people with disabilities and people who are aging in place
- Plenty units including walk-in showers with people with aging needs

- Accessible parking spots and entrance at front/main part of building, not at back or near loading/kitchen/trash area

Community spaces

- Community space and activities/events/or programs that are inclusive of all residents, esp. those who need accommodations
- Hope have community spacing for Workshops
- Community gathering spaces (for meetings, like neighborhood association monthly meetings)
- Community space for meetings/workshops for residents (all ages)
- Amenities that can be shared with the neighborhood, CSA drop off? Garage sales? Plant sales? Garden?
- EV charging for neighbors and residents' use
- Community kitchens
- Community garden space for residents/families (togetherness)

Circulation (walking, biking, vehicles)

- Safe school routes, crosswalks, speed limits etc.
- Work with city people for safe crosswalks, speed limits, school routes
- East-West Bike and Pedestrian Pass Through w Gateways and good landscaping (See 34th between Alder and Morrison)
- Reconnect access for peds directly through from Taggart
- Bike storage
- More walking paths thru property

Landscape design

- Keep and have more trees
- Hope is for green space for kids and families
- Want to keep trees and shade on Clinton
- Community Inclusion (Park/Garden)
- Look to Zenger Farm for inspiration
- Food security gardens
- Green space for families/children
- Stormwater features: Green roofs, Bioswales, Water capture (cistern)
- Stormwater is managed as a commodity

Housing Mix

- Family units
- Family friendly units
- Units with 1.5 baths to allow for elderly couples who make have more urgent bathroom needs
- Partner with Proud Ground, want there to be a mix of owner-occupied unit

Interiors of homes

- Private Washer and dryer, private
- AC, gets very hot someone died last year

- Central air conditioning
- Washer and Dryer hookups in our units
- Seconding hope for washer and dryer in the units
- Storage space

Managing a new community

- Diversity of tenants
- Latinos can be part of this community
- Housing safety justice
- Real democracy centering tenants
- Help community to interact with residents and place like we do with our other neighbors

CONCERNS

Overall

- Number of units
- Will there be 300 units?
- How much room for adapting is there (number of units)?
- Will there be ramps ?
- Multi-family
- Age in place. It is more than grab bars or ramps
- Lack of info re unit increase
- Not using the community agreed upon Mainstreet PDX guidelines
- Not designing for human scale
- Building footprints as solid large
- Buildings seem way out of context
- Building height
- New structures being too high, block light, and not meshing with the look of the neighborhood
- Monolithic super buildings that negate local building plot patterns even in bigger buildings
- Disregard for neighborhood design patterns (in order to be flashy, trendy, in fashion)
- The building(s) on Clinton being a giant block rather than blending in with the neighborhood architecture. Hope a goal to blend in is kept at the forefront of the design process
- Overly bulky / 'boxy' buildings that lack human scale (yes this can be possible in taller, bigger buildings)
- How does replacing 70 units with 70 units help with houseless problem on folk in our community
- Not enough family housing: currently 8 two-bedroom units?

Landscape design

- Green space turns into an unofficial dog park
- Green space turns into an unofficial "night "park (problems experienced at Kellogg)
- Climate health increase large trees, roof gardens, greenery, ban methane
- Not enough light where planning to have community garden

Safety

- Safety and security
- My consistent concern is resident safety
- More densely stacked, more danger from emergencies like earthquakes gas explosions or guns
- What's the emergency plan for accessibility
- People with disabilities need a way to get down from upper floors in an emergency
- Neighbors walking through doesn't feel safer
- Safety better than current bad codes for fire, earthquake, gas explosions, pandemic, ADA

Accessibility

- Will accessible units only be on the ground floor? Some want second floor for safety, views, etc.
- Make sure elevators and hallways accessible
- Concerned that we do not have more things for disabled
- Concerned lack of language accessibility
- Transportation ADA and climate healthy

Impacts on larger community/neighbors

- Impact on existing infrastructure, utilities, as increase number of units
- Suspect construction long term -will have an impact
- Noise during construction
- Parking and blocking driveways during construction
- Increased traffic, noise, crime, and general safety issues e.g., gun ownership, drugs, meth production
- Increase in traffic and difficulties with parking on the street
- Impact to existing infrastructure: access changes, utilities, sanitation
- Construction impacts

Parking

- Neighbors do not like when we park in front of their homes, my car glitter glued
- How is parking going to work?

Interior of homes

- Need good soundproofing between units
- Concerned that units will be too small
- Need in-unit laundry: several resident get scabies from using washer dryer in washroom; some past residents regularly used gas with their washes
- Don't use stackables at Home Depot because too hard to use

Community spaces

- Need quiet common public spaces
- Where is there still room to play - carve out connectivity

Potential changes along Woodward

- Not being assertive enough with PBOT, they work with business owners
- 30 years we have maintained the easement together. Once labeled as a new use, the history of it erased. We need a focus group about the easement
- Private property owners need to continue to have vehicular access to Woodward
- Posts on Woodward
- Woodward ends in stairs, it won't be connectable
- Vehicle including truck access to Woodward easements needs to be worked with neighbors, road, utilities, landscaping

Process

- Are we past the concept and pre-design stage? How much can actually be changed? What input are we providing?
- Not enough time to give input
- Who is reviewing these stickies?
- Concept design happened without CAC
- No focus group for neighbors
- Too far along for CAC to have impact
- Need to rethink structure of CAC time evaporates
- Need restructure these meetings for deeper engagement, design chatterette followed by invitation to larger neighborhood to see what we did
- Who would receive these concern ideas?
- One more meeting before site design --not enough time
- There are 7 private property owners abutting (?) the project. It seems none of them have been contacted and the design seems farther along than I thought
- Community-belonging building harmed so far

Managing a new community

- No on-site services or coordinator, mental health, food access
- See no solutions Inequity between managers and tenants
- Not seeing a focus on creating 'human-caring communities'
- Fix current lack of onsite management
- Concern mixed income means more space for people who are richer than us
- Retaliation against tenants
- Concerned about adequate onsite management of both facilities and residents ESPECIALLY with more units and people
- Big deterioration since lack of onsite management
- Garbage collection at 430am
- Garbage from public becomes unsustainable
- Consolidation of parking and sanitation facility for so many units will be challenging for whatever next to it. I live currently next to dumpster
- Offsite management does not respond to concerns of neighbors i.e., dead trees, trees blocking access
- Offsite management does not respond to concerns of neighbors early am (before 6 am) garbage pick up